

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 17, 2002, 1:30 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Jerry Berggren, Tim Francis and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Ripley called the meeting to order and requested a motion approving the minutes of the regular meeting held September 19, 2002. Motion to approve made by Helwig, seconded by McKee. Motion carried 4-0: Helwig, McKee, Ripley and Young voting 'yes'; Berggren, Francis and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**APPLICATION BY URBAN DEVELOPMENT FOR LANDMARK DESIGNATION OF OLD
FEDERAL BUILDING, 129 N. 10TH STREET**
PUBLIC HEARING:

October 17, 2002

Members present: Helwig, McKee, Ripley and Young; Berggren, Francis and Walker absent.

Ed Zimmer explained that city staff is trying to unify several applications relating to Old Federal Building. Dallas McGee from Urban Development is in attendance today representing the lead city department in the redevelopment of this building. Duncan Ross from the Planning Dept. is also present in connection with the change of zone for Old Fed.

The principal merits of the building are architectural. James Knox Taylor designed the original portion of the building in his role as the Supervising Architect of the Treasury. That office designed all federal buildings. The major imprint of this building is his. There were additions to the building. Mr. Zimmer proposed that the Secretary of Interior guidelines are used for this property. It gives it the most uniform review.

McKee believes that primarily, the exterior of the building is being looked at. He wondered about the interior. Mr. Zimmer replied that preservation easements will be retained on the

interior, specifically, the east lobby, the stairwell at the northeast corner, the physical space of the front postal lobby, and the main Courtroom. We will manage the interior features through the landmark process.

McKee wondered what will happen to the 4' x 4' area in the basement where the old artesian well is covered. It was over 1000 feet deep and was drilled very early.

The Commissioners discussed various interior features of the building.

Mr. Zimmer stated that this will be reviewed like a typical landmark, with the added protection of binding preservation easements on most of the exterior and on the key interior features. The developers understand what they are getting into. This is a firm with a strong track record.

Ripley questioned if there will be easements on the exterior facade. Dallas McGee replied that there will easements on almost all of the facades.

Mr. Zimmer stated that the developer is looking at doing parking in the basement, probably with a southwest entrance. Approximately 40 apartments will be created on the upper floors with commercial on the first floor. Bahr, Vermeer and Haecker will be the architect for the developer.

Mr. Zimmer stated that there will be some public access. The courtroom will be accessible to the tenants and the city. Some of the furniture will have to be retained also.

Ripley asked if there is a lower vestibule in the east stairwell. Mr. Zimmer replied that it was radically modified in 1914. The entrance was reconfigured. There is a stair and elevator lobby that is in the protection zone. There were some major changes made to the interior in 1914 but original materials were reused.

Ripley noted that it appears there used to be a door on the south side. Mr. Zimmer stated that it is visible. The same modifications weren't made to the south as were made to the north.

McKee moved to suspend the rules and take action on this item today, seconded by Young. Motion carried 4-0: Helwig, McKee, Ripley and Young voting 'yes'; Berggren, Francis and Walker absent.

McKee made a motion for approval, seconded by Young. Motion carried 4-0: Helwig, McKee, Ripley and Young voting 'yes'; Berggren, Francis and Walker absent.

MISCELLANEOUS:

- Organization of meeting/selection of officers

Mr. Zimmer stated that Ripley had inquired about the election of officers for the Commission. He stated that the rules and regulations state that a chair is elected as often as deemed necessary.

The consensus was, that it was desirable to have all members present before having any officers elected.

- Mr. Zimmer is working on a national register district of the University Place district. This is a nice quality rehab area. Only one building has been lost in 17 years. This would be from approximately Leighton Ave. to Walker, about 49th St. to 53rd St. It is the most complete area of the original residential district left from the town of University Place.

There being no further business, the meeting was adjourned at 2:15 p.m.